

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
February 19, 2007

PRESENT: Andy Kelkenberg, Co-Chairman
 Terry Janicz
 Don Hoefler
 John Potera
 Rick Meahl
 John Olaf
 Christine Falkowski, Recording Clerk
 John Good, Code Enforcement Officer

ABSENT: Tom Cowan, Chairman

The Planning Board meeting was called to order by Andy Kelkenberg at 7:30PM.

Work Session

Tonight’s agenda items were discussed.

Preapplication – Change in Use – 13090 Main Road (Jack Hayes facility)

Jan Schaefer – Buck’s Motorsports

Bill Kaufmann, Zoning Board Chairman, also appeared. Jan Schaefer stated that his purchase of this facility is contingent upon outdoor display. He would like to display approximately 20 large pieces, such as tractors, and 20 small units. The smaller units would be moved inside at night. Outdoor storage at the rear may require fencing to avoid visibility from Route 5. The Board agreed that “vehicle” includes all motorized vehicles, not just automobiles. As a result, John Good felt that this should not be a change in use application, but a site plan only due to the desired lit signs. Jan plans to request from the Zoning Board a use variance for the outdoor display/storage and may need an area variance for signage also. John Good will work with Jan on figuring the signage requirements vs. signage desired. Jan stated that Nature’s Way is currently on site excavating the lifts as required for sale of the property. Jan was given a variance application. Terry made a motion to recommend a use variance (and possibly an area variance for signage) be granted by the Zoning Board of Appeals, seconded by John Olaf:

Rick Meahl	-Aye
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
John Olaf	-Aye

Rezoning of Scotland & Indian Falls Road

Peter Henley and Douglas Klotzbach attended.

A Letter of Intent and colored map were submitted. Peter is requesting approval to rezone a portion of the wooded property (approximately three acres) at the northwest corner of Scotland from R-A to R-3. R-3 allows multi-family housing, which Peter feels there is a need for in Akron. Will airport runway noise impact the residents? Peter feels it will not be a problem. Rick expressed an interest in seeing that as much of the woods remain as possible. John Potera and Terry felt this was spot zoning. A package will be prepared and forwarded to Town Board.

Andy made a motion to recommend approval to the Town Board, seconded by Rick:

Rick Meahl	-Aye
Terry Janicz	-Nay
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Nay
John Olaf	-Aye

A master plan was also submitted showing three phases of industrial development for the approximate 40 acres. Peter is looking for site plan approval for phase I which will include three new buildings to be built over the next one – two years. The Board requested an enlargement of phase I, to be addressed at the next Planning Board meeting.

Major Subdivision - Main & Cummings Road – Phase I - Joe Frey

Douglas Klotzbach attended. Douglas submitted a site plan showing three phases of development, Phase I being a 3-lot minor subdivision. Andy relayed to Douglas that the Town Board still recommends this project be a major subdivision application with all seven lots being addressed at once. Wendel Duchscherer reviewed the project and made three comments in a memo dated February 16th: (1) The site plan only includes Phase I as shown on the Master Site Plan. Our office recommends that applicant submit both Phase I and Phase 2 as a major subdivision. Engineering review time can be minimized for subsequent phases if done in this manner. (2) A detailed drainage design, with calculations, should be included with the submission of a major subdivision. (3) The Preliminary Stormwater Plan, sheet C100, shows the construction of a detention pond to the west of the three proposed lots. Elevations and engineering calculations for this pond should be submitted for review by our office.

The closing for moving the property line (two lots into two lots with different lot line) will be held next week. Douglas stated that the retention pond will be designed for the master plan, not just the residential lots. Don asked if runoff would be piped to the road, as the plan indicates swales to the road but no road ditch. Douglas replied that the engineers would work that out. Major subdivision application will be submitted by Friday.

Preapplication – 6-Lot Major Subdivision – Dorsch Road
Kevin Stoldt, Jr.

Kevin lives on Dorsch Road and plans to purchase a 90-acre parcel across the road that has 984' of frontage. He would like to create six 150' building lots, leaving 84' of frontage for a driveway leading to the remaining 65-acre lot for himself. The Zoning Board will hold a public hearing on Thursday regarding an area variance for creation of the 84' non-conforming lot. John Potera recommends splitting off five lots, thus making the sixth lot 234' with the thought that someday the Town will have a flaglot ordinance. Kevin stated another alternative is to purchase 66' to the west from Pautler, though he'd rather not. Dorsch Creek runs through this property, which is dry and overgrown. Kevin stated that Kidder farms it and has 10 – 15' concrete culverts over the creek for his machinery. John Good stated that the Town would require a maintenance easement. Town maps indicate wetlands to the rear which requires delineation and distances from plotted homes and the road.

Andy made a motion to recommend approval of the non-conforming lot to the Zoning Board, seconded by Don:

Rick Meahl	-Nay
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Nay
John Olaf	-Aye

Minutes Review

John Potera motioned to approve the minutes of February 5, 2007 as amended, seconded by Terry:

Rick Meahl	-Aye
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
John Olaf	-Aye

Don made a motion to adjourn the meeting at 9:50PM, seconded by John Olaf and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk